



# **City Wide Multi-Generational Community Center Project**

**February 8, 2016**

# Presentation Overview

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- ▶ Project Site Review
- ▶ Review of Project History
  - ▶ 2004 Feasibility Study
  - ▶ 2011 Needs Assessment / Feasibility Study
  - ▶ 2015 Design Options
- ▶ 2016 Schematic Design Options
- ▶ Library Services Concept Revisited
- ▶ Available Budget
- ▶ Financial Details
- ▶ Recommendation & Tentative Schedule

# Project Site



# Project Site



# **Project History: 2004**

**Feasibility Study: “New Heights  
Community Center”**



# 2004 Feasibility Study

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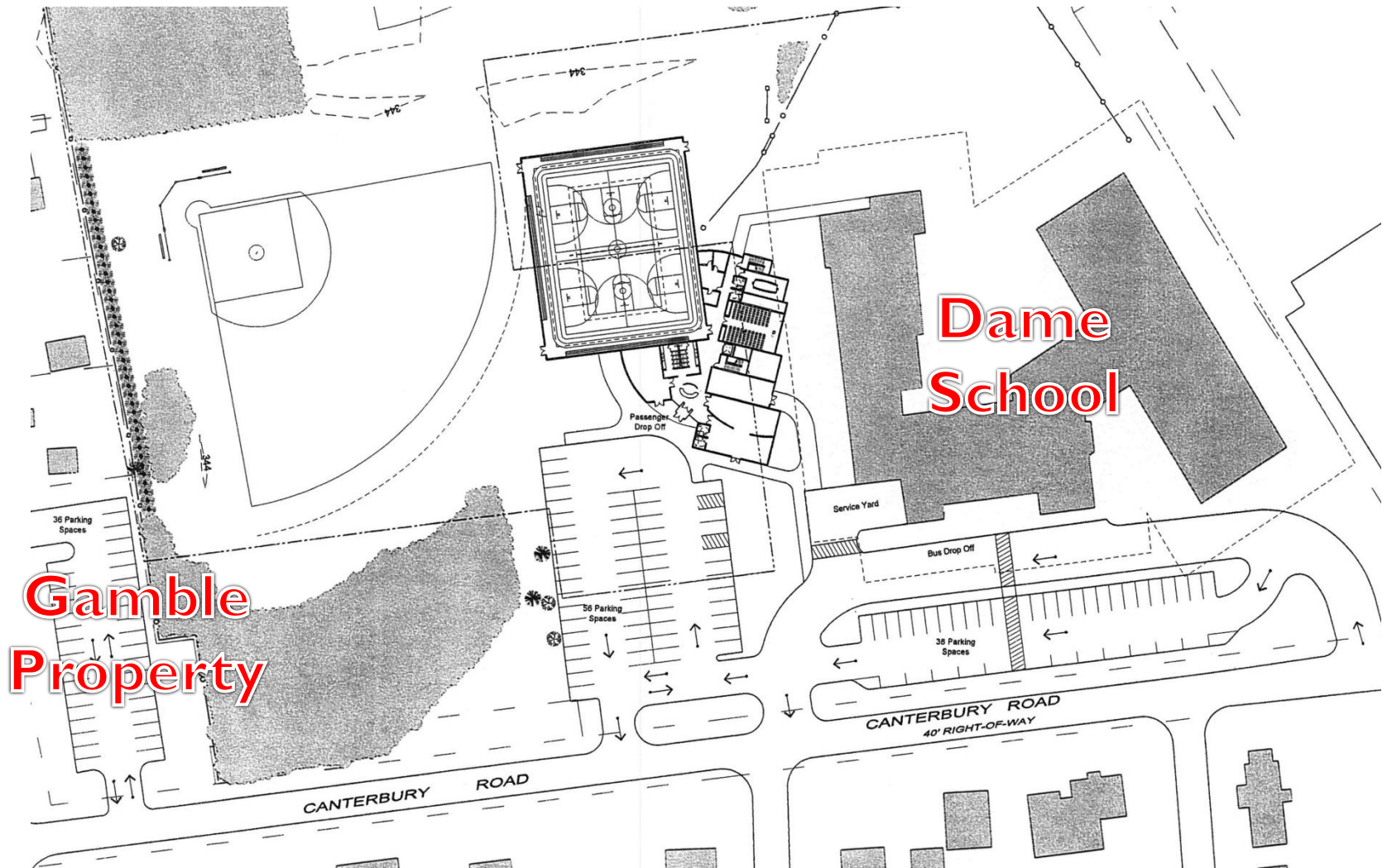
# 2004 Feasibility Study

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# 2004 Feasibility Study





# 2004 Feasibility Study Summary

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- ▶ Replacement of Heights Gym Only, **Not City-Wide Facility**
- ▶ 30,350SF; \$7.7 +/- Million
- ▶ 2 Story Facility
- ▶ City to own, but Boys & Girls Club (B&GC) to be major user
- ▶ Features
  - ▶ Gym
  - ▶ Walking Track (Elevated in Gym)
  - ▶ Community Meeting Room / Hall (with Kitchen)
  - ▶ Multi-Purpose Rooms
  - ▶ Library Component (850SF +/-) (Controlled by B&GC)
  - ▶ Relocated Parks & Recreation Offices

# 2004 Feasibility Study Outcomes

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# **Project History: 2004-2011**



# Project History 2004 -2011

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**Mill Brook Elementary School  
Opened September 2012**

# Project History 2004 -2011

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**BOYS & GIRLS CLUBS**

# **Project History: 2011 Study**

## **Former Dame School Alternatives**



# 2011 Feasibility Study

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# 2011 Feasibility Study

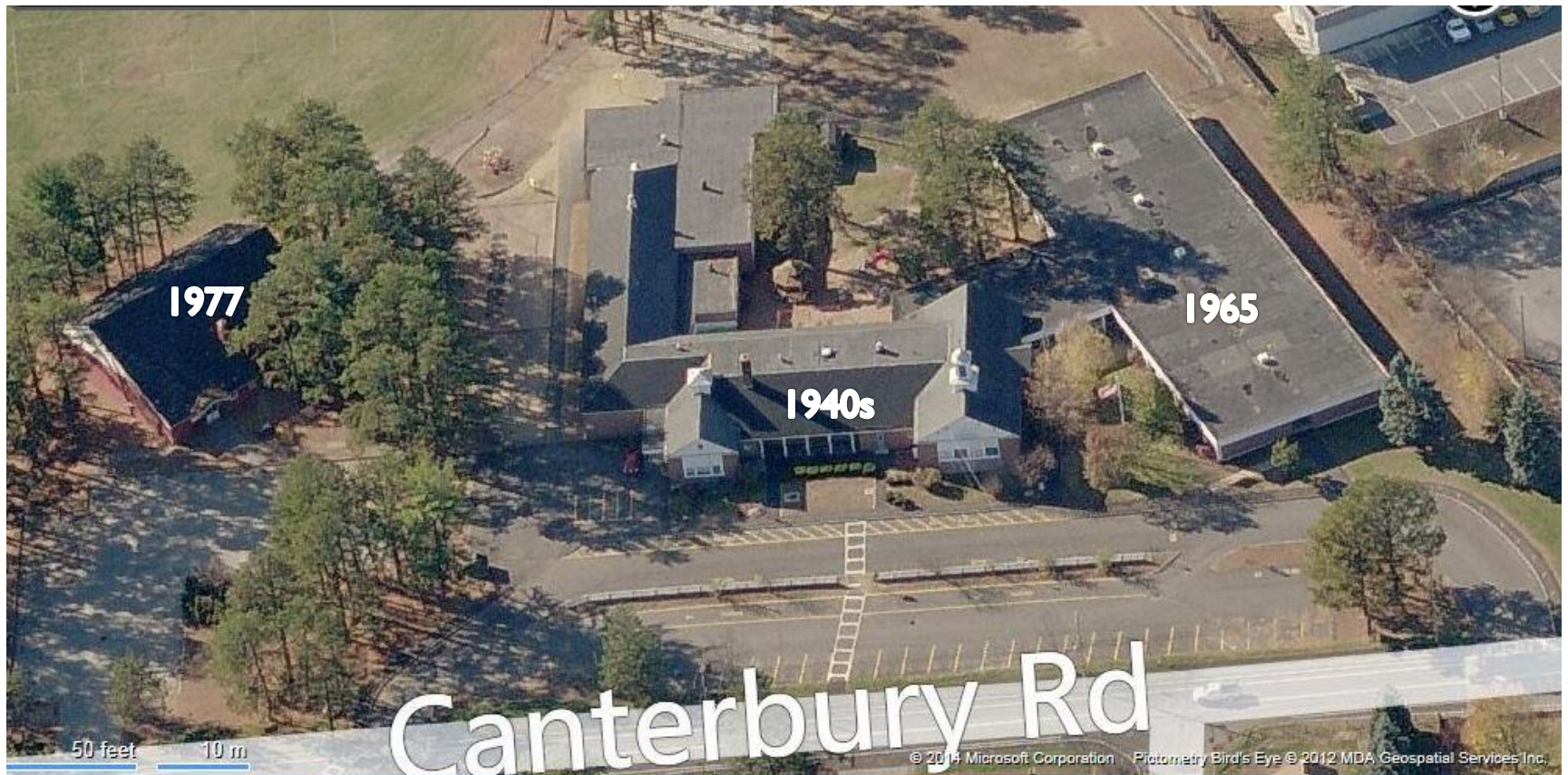
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Facility	Est. Cost of Improvements (2010 Dollars)	Completed Since 2011- 2015	Work Remaining (2010 Dollars)	Remaining (Est. Adjusted to 2015 Dollars)
Green Street Community Center	\$3,564,450	\$555,000	\$3,009,450	\$3,840,906
Heights Community Center (1977)	\$691,500	\$0	\$691,500	\$882,549
East Concord Community Center	\$972,900	\$0	\$972,900	\$1,241,694
West Street Ward House	\$699,300	\$88,000	\$611,300	\$780,191
<b>Total</b>	<b>\$5,928,150</b>	<b>\$643,000</b>	<b>\$5,285,150</b>	<b>\$6,745,340</b>



# 2011 Feasibility Study

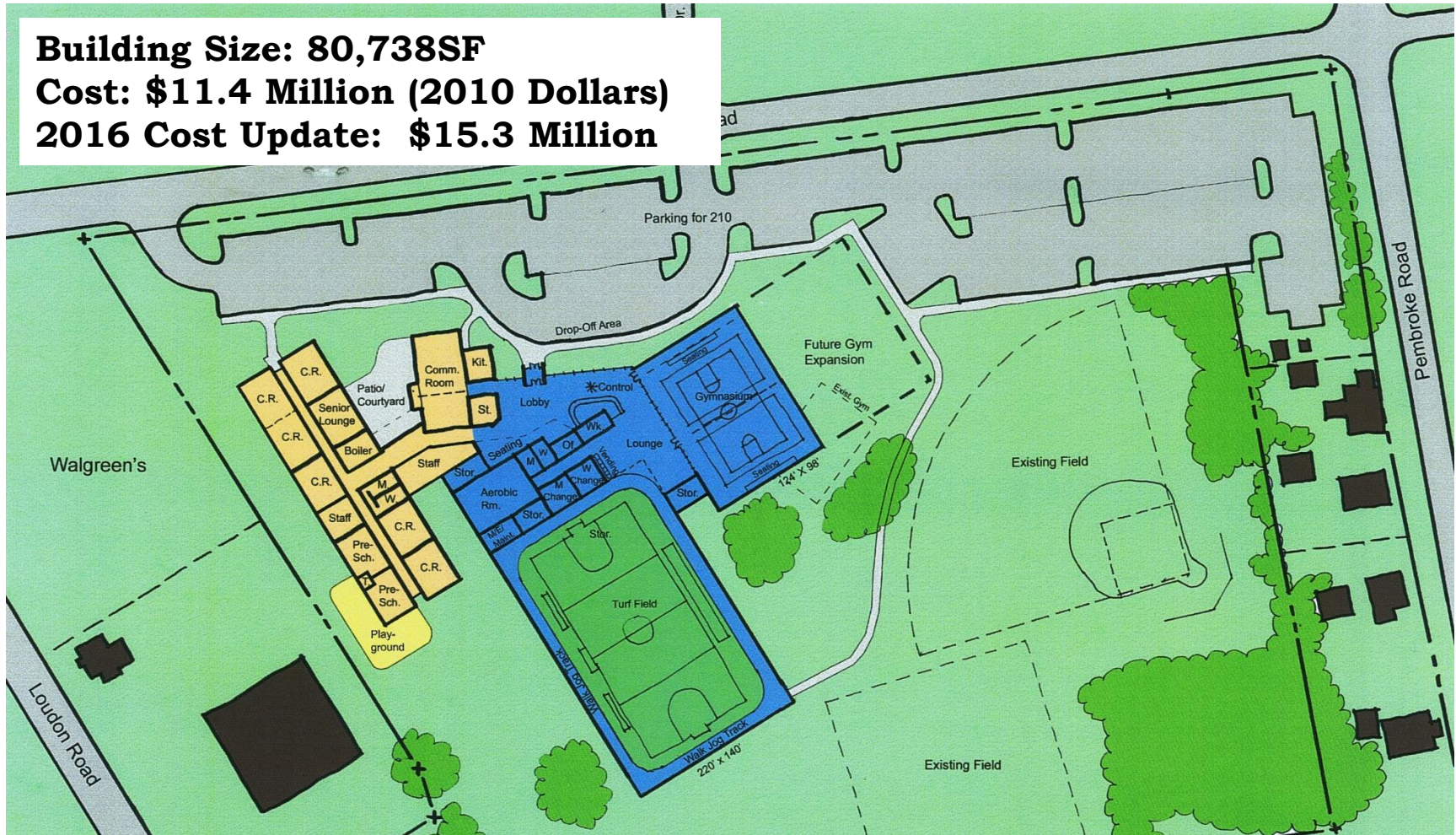
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# 2011 Feasibility Study

**Building Size: 80,738SF**  
**Cost: \$11.4 Million (2010 Dollars)**  
**2016 Cost Update: \$15.3 Million**





# 2011 Feasibility Study: Excluded Amenities

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Library



Lap Pool / Aquatics



TV Studio



# 2011 Study Summary

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- ▶ City-Wide Multi-Generation Facility!
- ▶ 80,000SF +/-; \$11.4 Million (2010 Dollars!) (\$15.3 +/- Million Today)
- ▶ Single Story
- ▶ Reuse Portions of Dame School (1965 Wing & Cafeteria)
- ▶ Business Plan & Financial Pro Forma
- ▶ City Rents Space & Operates Programs
- ▶ Key Amenities
  - ▶ Gym (Double High School Courts)
  - ▶ Indoor Turf Field with Walking Track
  - ▶ Community Meeting Room / Hall (with Kitchen)
  - ▶ Multi-Purpose Rooms
  - ▶ Dance / Aerobic Studios
  - ▶ Senior Programming
  - ▶ Preschool / Daycare
  - ▶ Relocated Park & Recreation Offices



# 2011 Feasibility Study Outcomes

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- ▶ January 2013: City Acquired Dame School for \$1.00
- ▶ July 2013: City Council Appropriated \$130,000 +/- for Design Development / Pro Forma & Cost Updates
- ▶ June 2014: City Council Appropriated \$651,730+/- for Full Design, Permitting, & Construction Documents

# **Project History: 2015 Design Options**

# 2015 Schematic Designs

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- ▶ 7 Primary Options + Alternatives
  - ▶ **13 Options Explored in Total**
  - ▶ Building Size: 47,855SF - 84,330SF
- ▶ Project Capital Costs: \$7.5M to \$17.3M +/-
- ▶ Operating Costs:
  - ▶ \$485,000 - \$1.38M (Year 1)
- ▶ Tax Rate Impacts:
  - ▶ \$0.28 - \$0.43 / \$1,000 of Assessed Value
- ▶ Cost to Taxpayers (Year 1):

▶ \$100,000 Property	\$28.11 - \$45.25
▶ \$200,000 Property	\$56.23 – \$90.50
▶ \$300,000 Property	\$84.34 - \$135.74



# **2016 Schematic Designs**

**10% +/- Level of Completion**

# **Option 1**

**1965 Wing Renovation & Cafeteria + New Gym**

## Option 1

**Building Size: 30,160SF**

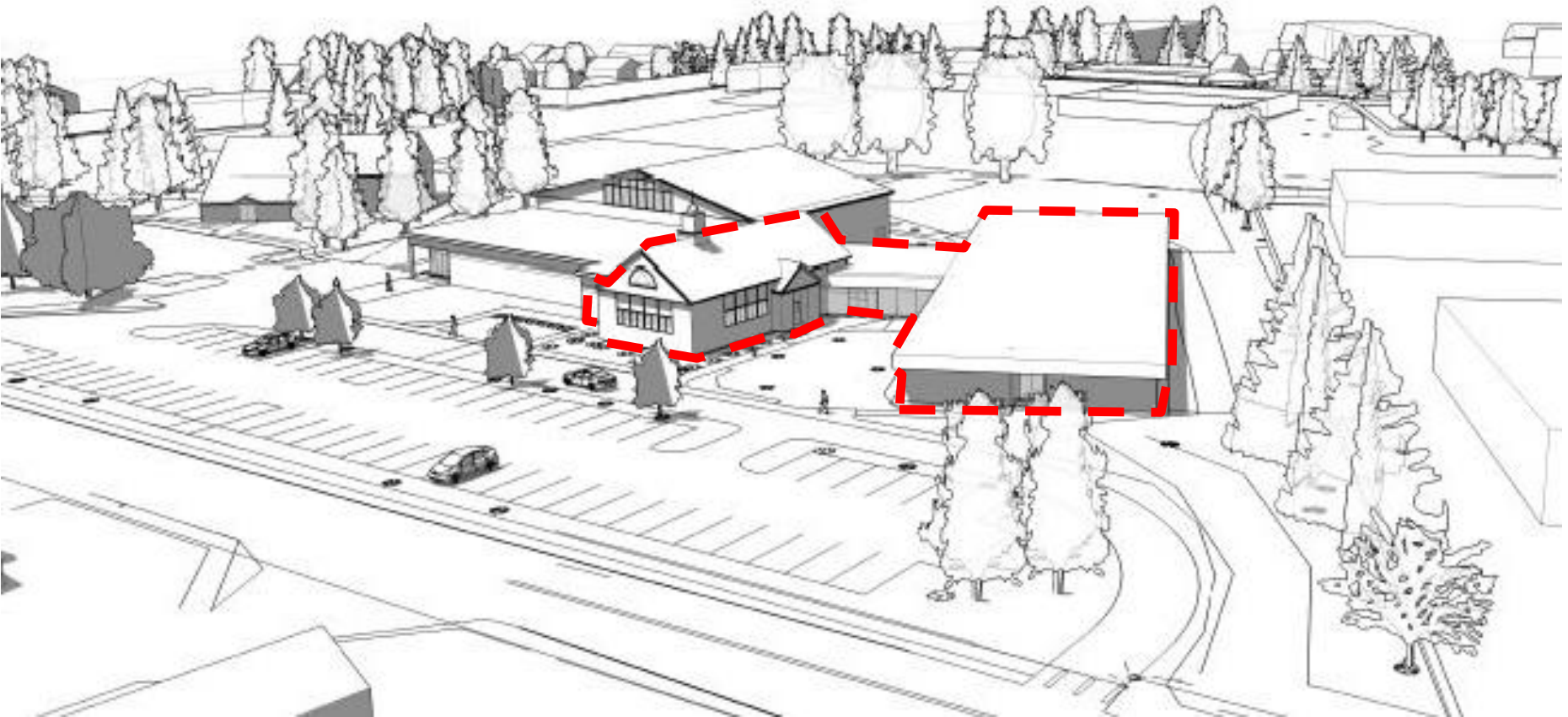
**Cost: \$7,126,021**





# Option 1

**Building Size: 30,160SF**  
**Cost: \$7,126,021**



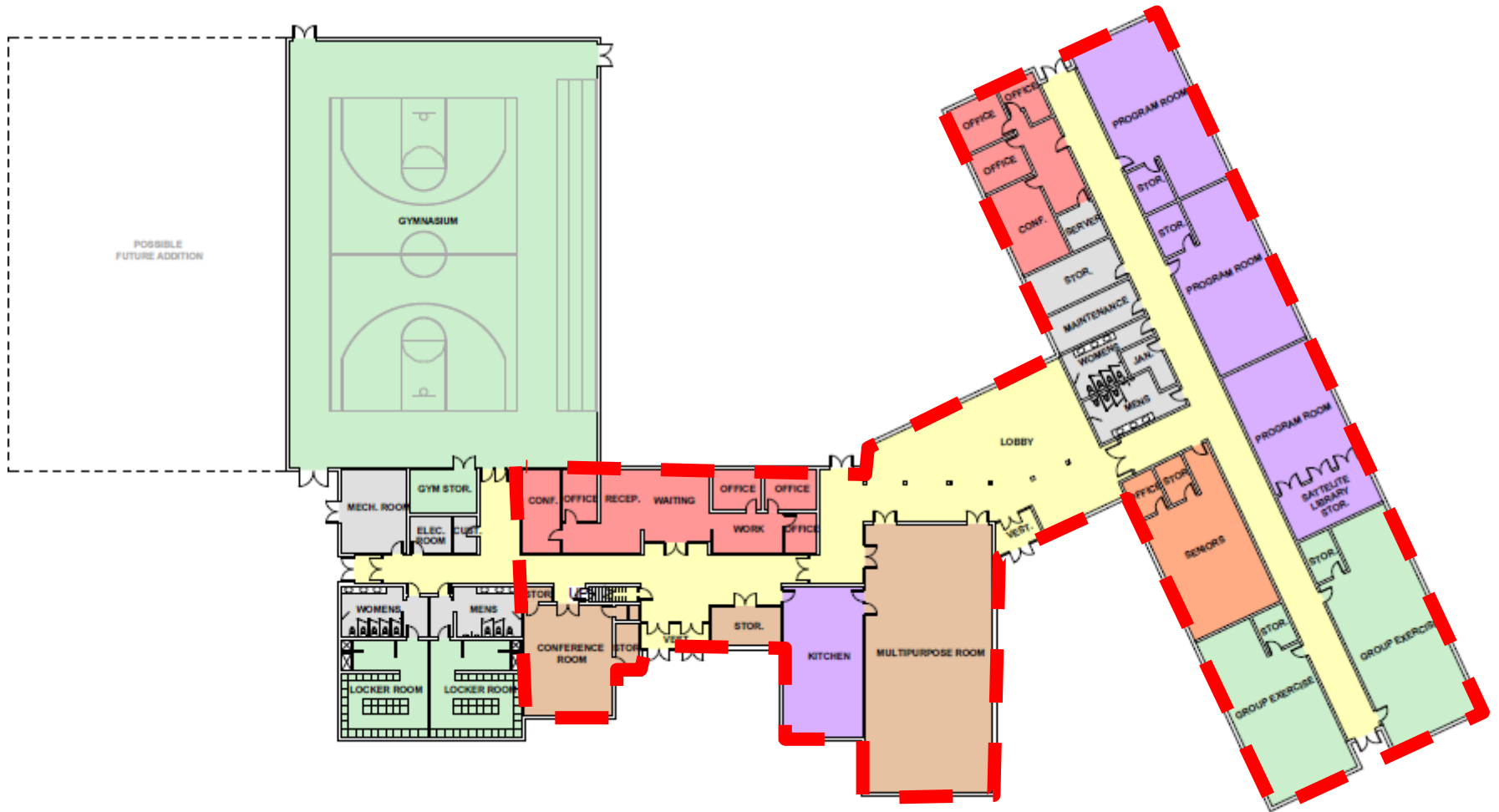
# **Option 2**

**1965 Wing + Portion of 1940s Wing + New Gym**

## Option 2

## Building Size: 33,377SF

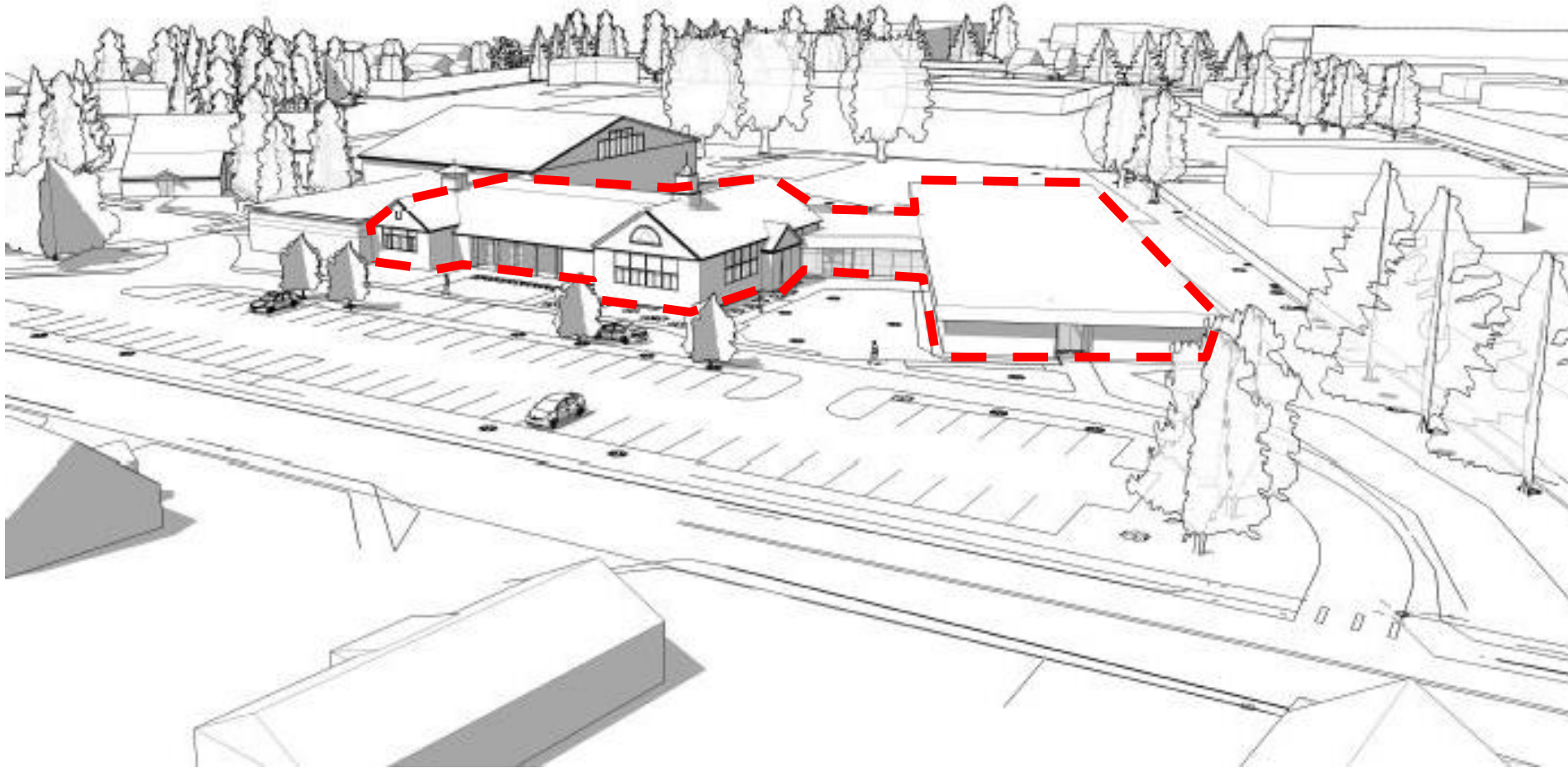
**Cost: \$7,852,591**





# Option 2

**Building Size: 33,377SF**  
**Cost: \$7,852,591**



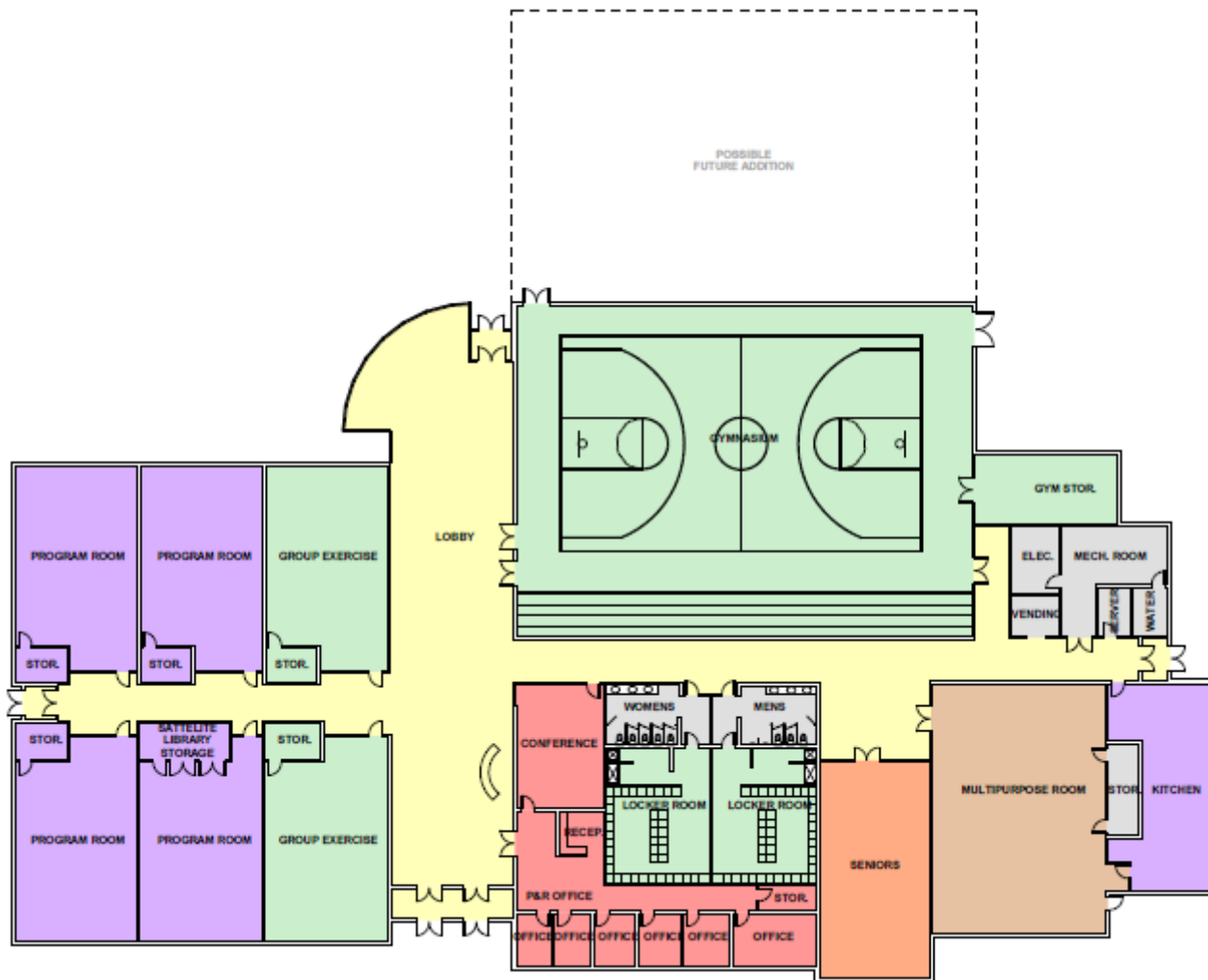
# **Option 3**

**All New Construction**

# Option 3

**Building Size: 33,264SF**

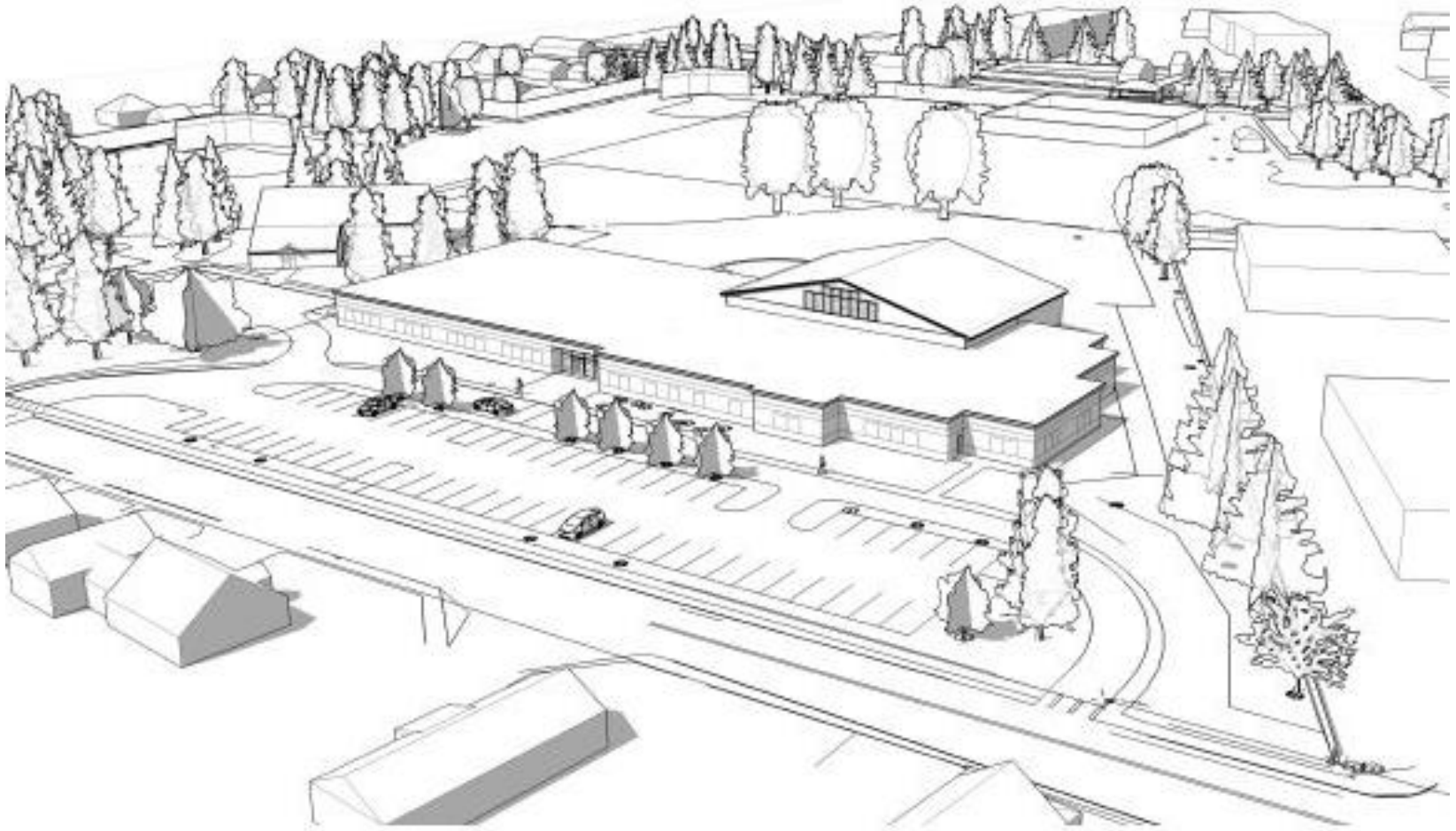
**Cost: \$9,446,129**





# Option 3

**Building Size: 33,264SF**  
**Cost: \$9,446,129**



# Option 4

**1965 + Portion of 1940s Wing + Existing Gym  
Basic Renovations**

# Option 4

**Building Size: 47,855SF**  
**Cost:**



# Option 4

**Building Size: 47,855SF**

**Cost: \$3,521,592**

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- ▶ Asbestos Abatement
  - ▶ Demolition of former Gamble House
  - ▶ Partial roof replacement (1965 wing / portion of 1940s) and patching on unused sections of building
  - ▶ Minor Parking Lot Repairs / Improvements
  - ▶ Minor Masonry Repairs / Repointing
  - ▶ Window Replacement
  - ▶ Minimal HVAC Improvements
  - ▶ Minimal Improvements to Gym
  - ▶ Limited Flooring Improvements
  - ▶ Limited Kitchen Equipment Upgrades
  - ▶ Limited Insulation / Energy Improvements



# Option 4

**Building Size: 47,855SF**

**Cost: \$3,521,592**

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▶ **Major Exclusions:**

- ▶ Repair / renovation of unused portion of 1940s wing
- ▶ New gymnasium

# Library Services

# Library Services Overview

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- ▶ Included in All Options
- ▶ Part-Time Services
- ▶ 15 Hours / Week
  - ▶ Tuesday: 10AM – 4PM
  - ▶ Thursday: 2PM – 8PM
  - ▶ Saturday: 9AM - Noon
- ▶ \$ 62,400+/- Year | (Projected FY2018; full year)
  - ▶ Staffing: \$47,150
- ▶ Based in Shared Multipurpose Room
- ▶ Offering
  - ▶ Books / Technology
  - ▶ Children Programming
  - ▶ Adult Programming

# **Available Funding**



# Available Funding

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- ▶ Remaining Project Budget: \$575,000
- ▶ Impact Fees (Dec. 31, 2015): \$195,700
- ▶ Total: \$770,700

# **Financial Comparison**

# Capital Cost & Debt Service

	Option 1	Option 2	Option 3	Option 4
<u>Description</u>	<u>1965 &amp; Cafeteria + New Gym</u>	<u>1965 &amp; 1940s + New Gym</u>	<u>All New</u>	<u>1965 &amp; Part of 1940s + 1977 Gym Basic Improvements</u>
Building Size SF	33,000	33,377	33,264	47,855
Total Project Cost	\$7,126,021	\$7,852,591	\$9,446,129	\$3,521,592
Less Available Funds	(\$770,769)	(\$770,769)	(\$770,769)	(\$770,769)
<u>Amount Bonded</u>	<u>\$6,355,252</u>	<u>\$7,081,823</u>	<u>\$8,675,361</u>	<u>\$2,750,823</u>
<u>Year 1 Debt Service (FY2018)</u>	<u>\$492,532</u>	<u>\$548,841</u>	<u>\$672,340</u>	<u>\$213,189</u>

# Operating Costs

<u>Description</u>	<u>1965 &amp; Cafeteria + New Gym</u>	<u>1965 &amp; 1940s + New Gym</u>	<u>All New</u>	<u>1965 &amp; Part of 1940s + 1977 Gym Basic Improvements</u>
<b><u>Expenses</u></b>				
Utilities	\$95,552	\$96,644	\$96,316	\$62,343
Labor	\$95,220	\$93,992	\$93,992	\$93,992
O&M Other Expenses	\$47,289	\$47,636	\$52,191	\$22,600
Library	\$62,409	\$62,409	\$62,409	\$62,409
<b><u>Subtotal - Expenses</u></b>	<b><u>\$300,471</u></b>	<b><u>\$300,680</u></b>	<b><u>\$304,909</u></b>	<b><u>\$241,344</u></b>
<b><u>Revenues &amp; Credits</u></b>				
Program Revenues	(\$150,000)	(\$150,000)	(\$150,000)	(\$52,700)
Credits from Closed Facilities				
Heights Gym	(\$7,780)	(\$7,780)	(\$7,780)	\$0
East Concord	(\$5,320)	(\$5,320)	(\$5,320)	(\$5,320)
<b><u>Subtotal - Revenues &amp; Credits</u></b>	<b><u>(\$163,100)</u></b>	<b><u>(\$163,100)</u></b>	<b><u>(\$163,100)</u></b>	<b><u>(\$58,020)</u></b>
<b><u>Net Total O&amp;M Costs Year 1</u></b>	<b><u>\$137,371</u></b>	<b><u>\$137,580</u></b>	<b><u>\$141,809</u></b>	<b><u>\$183,324</u></b>



# Projected Cost to Taxpayers

	Option 1	Option 2	Option 3	Option 4
<u>Description</u>	<u>1965 &amp; Cafeteria + New Gym</u>	<u>1965 &amp; 1940s + New Gym</u>	<u>All New</u>	<u>1965 &amp; Part of 1940s. Basic Improvements Only</u>
O&M Cost Year 1	\$137,371	\$137,580	\$141,809	\$183,324
Debt Service Year 1	\$492,532	\$548,841	\$672,340	\$213,189
<b>Total Cost Year 1</b>	<b>\$629,903</b>	<b>\$686,422</b>	<b>\$814,149</b>	<b>\$396,513</b>
<b>Tax Rate Impact (Year 1)</b>	<b>\$0.16</b>	<b>\$0.18</b>	<b>\$0.21</b>	<b>\$0.10</b>

<b>Cost to Taxpayers Year 1</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
\$100,000 Property	\$16	\$18	\$21	\$10
\$200,000 Property	\$33	\$36	\$42	\$21
\$300,000 Property	\$49	\$53	\$63	\$31
\$1 Million Property	\$163	\$178	\$211	\$103
\$5 Million Property	\$817	\$891	\$1,056	\$515
\$10 Million Property	\$1,635	\$1,781	\$2,113	\$1,029

# **Recommendation & Suggested Schedule**

# Recommendation & Suggested Schedule

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- ▶ Staff Recommendation:
  - ▶ Option #1 (1965 Wing & Cafeteria + New Gym)
  - ▶ 30,160SF
  - ▶ \$7,126,021; **Net new funding needed = \$6,355,252**
- ▶ March 14, 2016:
  - ▶ Submit appropriation resolution; set for April public hearing
- ▶ April 11, 2016:
  - ▶ Public hearing on appropriation resolution
  - ▶ Begin Final Design
- ▶ September 2016:
  - ▶ Bid Construction
- ▶ November 2016:
  - ▶ Start Construction
- ▶ Fall 2017:
  - ▶ Complete Project

# **Discussion / Questions & Answers**